



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Director of Planning

September 5, 2007

TO: Sorin Alexanian, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II  
Land Divisions Section

**SUBJECT: TENTATIVE PARCEL MAP NO. 062348  
AGENDA ITEM NO. 21, September 11, 2007**

**PROJECT BACKGROUND**

As you recall, Tentative Parcel Map No. 062348 is a subdivision proposal to create one multi-family lot with three detached condominium units on 0.51 gross acres, located at 8852 East Greenwood Avenue, San Gabriel, in the Santa Anita/Temple City Zoned District. The proposed project was required to provide a density study and burden of proof to justify the proposed infill density .

Shortly before the initial public hearing on May 15, 2007, staff requested that the applicant provide an infill study to justify the project's density, as well as an exhibit depicting front yard setback calculations for compliance with the East Pasadena-San Gabriel Community Standards District (Section 22.44.135 of the Los Angeles County Code). The public hearing was continued to July 10, 2007 to allow the applicant time to provide the requested materials. The applicant submitted the infill study on Monday, July 9, 2007 and staff review indicated the infill burden of proof required revision. The exhibit was not provided as requested.

At the July 10, 2007 hearing, staff recommended that the case be continued to August 7, 2007, to allow the applicant time for revision of the burden of proof and preparation of the exhibit. Staff advised the applicant of the result of this hearing by e-mail on July 15 and July 16, 2007. As of August 2, 2007, the applicant had not provided the requested materials.

Based on staff's inability to receive information in a timely manner, at the August 7, 2007 hearing, staff recommended that the applicant be given until August 23, 2007 to submit the requested materials, and that the Hearing Officer continue the public hearing on Tentative Parcel Map No. 062348 to September 11, 2007. If the applicant did not submit the requested materials by the date specified, staff

would recommend denial at the September 11 hearing based on incompatibility with the Los Angeles Countywide General Plan.

The Hearing Officer directed staff to send the applicant a certified letter advising him of this situation. Staff did so on August 8, 2007.

The applicant did not appear at any of the hearings.

No testimony was taken in support of nor in opposition to the project at any of the three hearings.

#### **STAFF EVALUATION AND RECOMMENDATION**

The applicant has since provided the necessary documentation to support his proposal. Staff has determined from the applicant's density study that there are nine triplexes within a 500 foot radius of the subject property. These triplexes are on lots of similar size to the subject property and have densities of 6.3 to 7.0 dwelling units per acre. The applicant's request for three dwelling units on 0.47 gross acres, at a density of 6.38 dwelling units per acre, is compatible with the surrounding area. The applicant also supplied a burden of proof to support his density study, and staff has determined the burden of proof is satisfactory.

The applicant has also provided an exhibit that depicts from where the front yard setbacks of properties on the same side of the street on the same block were measured to justify his 20 foot front yard setback. The exhibit indicates the average front yard setback is 20.92 feet. Due to the minor change required for the proposed project, staff recommends adding a condition that prior to final map approval, a revised exhibit map be submitted and cleared by the Los Angeles County Subdivision Committee that reflects full compliance with the required 20.92 foot front yard setback.

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 06234, subject to the attached recommended conditions and the requirement of a revised exhibit map prior to final map approval.

SMT:dck  
09/06/07